



LOCHLYN HILL

ARCHITECTURAL STANDARDS

The following are the guiding principles the Lochlyn Hill Architectural Review Board (LH-ARB) will use in conjunction with the builder/architect design team to develop the original built form of Lochlyn Hill. The Code of Development associated with the City PUD is a historical document that forms the foundation for the following Architectural Standards.

The primary function of this document is to establish the baseline for interpretation by the LH-ARB. It is the expectation of the LH-ARB that the eventual homeowner led committee will include more specific rules to help in the governance of the LH-ARB when control is transferred to the Neighborhood. Specific rules will be documented throughout the initial phases of construction and as the Lochlyn Hill neighborhood evolves. Milestone Partners or its successor, the developer of Lochlyn Hill, will be available long term to assist the LH-ARB in managing the vision of the Neighborhood.

Per the Homeowner's Association Declaration, at such time as final certificates of occupancy have been issued with respect to homes constructed on one-hundred percent (100%) of the Residential Lots Milestone shall remain in control of the LH-ARB. The LH-ARB powers will then be transferred to the Board of Directors of the Association, and at such time the Board shall appoint a committee comprised of not less than three (3) and no more than seven (7) members to enforce these provisions. Additionally, the LH-ARB shall include one representative appointed by Milestone as long as Milestone desires to have a representative on the Board.

This document contains the following sections for reference:

Architectural Values

- Diversity
- Pedestrian Oriented Neighborhood
- Rhythm of Public/Private Spaces
- Massing in Relations to Lot/Block/Neighborhood
- Authenticity of Style
- Sustainability
- Landscaping

Review Protocol

- Builder
- Homeowner

Construction Protocol

ARCHITECTURAL VALUES

Diversity

Lochlyn Hill will feature an emphasis on diversity in the following categories:

- Roof Treatment and Orientation
- Elevations
- Materials
- Colors
- Edge Treatments
- Landscaping
- Massing

Diversity Guidelines:

1. The distribution of lot sizes at Lochlyn Hill creates inherent diversity between building product. Specific diversity constraints of elevations and colors are not necessary, but homebuilders and residents are encouraged to view the street as a composition.
2. A variety of roofing materials are encouraged, a minimum of 30-year architectural fiberglass shingles shall be met. Accent roof material is encouraged where appropriate to the architectural style.

Pedestrian Oriented Neighborhood

In order to encourage walkability throughout Lochlyn Hill, homes should artfully engage the street. The pedestrian zone will extend from front door to front door, creating a dynamic space that encourages social interaction and well-being.

Pedestrian Orientation Guidelines:

1. Walkway material from the sidewalk to the front porch or other similar entranceway to the home, is encouraged to be diverse
2. Finished floor elevations of 2'+ higher than the sidewalk are strongly encouraged.

Rhythm of Public/Private Spaces

To foster a vital street complex it will be important to define the public spaces which are characterized by sidewalks from the semi-public defensible spaces, such as the home's front yard and front porch. Methods for defining those spaces include:

- A broad variety of edge treatments including retaining walls, cheek walls, hedges, fences, landscaping, and slope may accomplish this distinction.
- A buffer space that protects the private space on the front of the house.
- A "Cool Zone" that is most commonly defined by a front porch, but could be a patio or terrace.

- A raised finished floor to delineate the private space within the house as separate from the public realm
- Carefully crafted outdoor space in relation to floorplan on the side and/or back of the homes.

Public/Private Space Guidelines:

1. Backyard privacy fences should not be taller than 6’ and the finished side of the fence shall face out. Privacy fences may not start within the first 1/4 of the front of the house. Privacy fences are allowed on corner lots at the building setback and must include landscaping on the street side of the fence.
2. Fence Materials shall be wood or metal fencing, vinyl fencing is prohibited. Style of fencing shall be compatible with the architectural style of the house. When wood fencing is used, it shall be stained a uniform color (BEHR XXXX), painting is prohibited. When metal fencing is used, it shall be Black.
3. Edge treatments are required on all lots and should relate to the architectural style of the house. Edge treatment shall include both street sides on corner lots. Methods for treating the edge might include fences (wrought iron, picket, etc.), hedges, walls, curbs (cheek wall), slope and landscaping.
4. Edge treatments should work cohesively with architecture style of house.
5. Diversity is encouraged in fence and masonry material choices, provided they are compatible with the architectural character of the house and adjoining property treatments.

Massing in Relation to Lot/Block/Neighborhood

We value the exterior spaces throughout the neighborhood in conjunction with the living spaces inside the homes. Homes must:

- Address the corners.
- Possess diversity of roof structures and orientation
- Address the public spaces
- Be sited properly to ensure pleasant view sheds are captured. An example may include locating the house at the terminus of a street so that it becomes a prominent landmark.

Massing Guidelines:

1. Carriage Houses: Each carriage house will meet the requirements for a single family dwelling as defined in the Virginia Uniform Statewide Building Code. Each Carriage House Unit shall conform to the Code of Development. They shall be on the same parcel as the primary dwelling unit to which it is an accessory. Carriage House Units may not be subdivided from the primary residence. The subdivision restriction shall be described on the plat creating such parcels and be incorporated into each deed conveying title to such parcels.
 - a. All Carriage House Units must be constructed in the same architectural style as the primary residence and must employ the same exterior color

- selections as the primary residence. Setback regulations for Carriage House Units shall be the same as those for garages
- b. Carriage House Units are separate, detached independent living units which are included with a single family detached unit and clearly subordinate to the primary residence. These units are typically located above a garage and are restricted to a maximum finished area of 800 square feet. These units may have a distinct street address and may be provided with separate utility meters if utilized as a rental unit.
2. Homes on corner lots should address the corner, preferably with a side entry to the porch or terrace. Side elevations for corner lots should be well-proportioned.

Authenticity of Style

The style of the homes will be determined by the homebuilders. However, it will be important to pay specific attention to the authenticity of the components of the chosen architectural styles. Specific areas for concern are the:

- eave
- cornice
- exterior materials
- colors
- differentiation of floors where appropriate
 - base, middle and top
- Raised finished floor
- proportion
 - façade components
 - organization of elements
 - elements themselves
 - trim dimensions, column dimensions, etc

Authenticity Guidelines:

1. Architectural style should be supported by stylistically correct architectural detailing.
2. Material and color changes should occur at inside corners. They should not occur on outside corners or randomly on elevations.
3. Dog house chimneys are allowed with a foundation. The visibility from the street should be diminished by locating the chimney only on the back 2/3 of the side elevation of the house. Doghouse chimneys are not allowed on the side elevation facing the street on corner lots.
4. Shutters are to be full-operational or appear to be operational.
5. Eave overhangs should match the style of the house.
6. Soffits and porch ceilings are required to be paneled unless otherwise approved by the ARB.
7. Gutter downspouts are to be drained 10' away from the house or piped into the storm drain system. Gutters may not drain onto adjoining properties.

Sustainability

Sustainability is defined by the quality of life in a place. A community is sustainable when the economic, social and environmental systems that make up that community are providing a healthy, productive, meaningful life for all residents, both present and future.

The goals for Lochlyn Hill for Sustainability include:

Utilization of Solar Orientation where possible and compatible with aesthetic goals

- Public buildings and amenities will be sited to achieve an appropriate balance between solar insulation and the uses of the buildings or amenities.

Energy Efficiency

- Earthcraft Certification
- HERS ratings
- Energy Star

Water Management & Conservation

- Low flow fixtures
- Rainwater roof catchments and storage
- Utilizing stormwater for greywater systems, e.g. irrigation or toilet flushing.

Durability

- Durable exterior finish materials
- High quality weather barrier and flashing details
- Flexible interior layouts (structure and utility layouts) (adaptive reuse)

Indoor Air Quality

- Controlled Mechanical Ventilation
- Low VOC finishes and adhesives
- Flooring options to meet American Allergy Institute standards.

Daylighting

- Orientation of buildings, placement of glazings, and coordination of overhangs to allow natural daylighting of interior spaces.

Landscaping

The landscaping at Lochlyn Hill should build on the themes and forms established by the built form. Native plants are encouraged, however it is recognized that many non-native species are functional, beautiful and favorites of gardeners. Home landscaping should also consider the composition of the street, including neighboring landscape installations and street trees.

1. The rezoning of Lochlyn Hill establishes a minimum quantity of trees and shrubs:

MINIMUM PLANTING REQUIREMENTS

Lot Width	Deciduous Trees	Evergreen Tree	Shrubs
60' - 80'	2	1	30
50' - 59'	2	1	20
40' - 49'	1	1	15
30' - 39'	1	0	10
< 30'	0	0	5

MINIMUM PLANT SIZES AT TIME OF INSTALLATION

Tree	Size
Deciduous	2-inch caliper
Evergreen	6' height
Shrubs	3 gallon container

All disturbed areas must be re-vegetated with sod, grass, groundcover, or shrub masses. Homes with plant strips between the houses and the driveway are required to plant groundcover.

2. All new homes are required to have sod installed for all street-visible grass areas
3. Retaining walls visible from the street or other public area shall be of a higher material quality and shall be compatible with the adjacent building architecture materials and/or colors (e.g., shall be finished with brick, interlocking concrete block, stacked fieldstone, etc.). Retaining walls not

visible from the street may be constructed of smooth plaster, finished concrete, or pressure treated wood.

Architectural Review Protocol

Homebuilders

The LH-ARB review process has been crafted to be collaborative. From Visioning to Design Development, the LH-ARB encourages dialogue with homebuilders to avoid difficulties at the Final Review. The steps to be followed for product review are:

- Visioning – A presentation by the Lochlyn Hill LH-ARB to the homebuilders to begin the dialogue of the built form.
- Schematic – Review by the LH-ARB of floorplans, siteplan and elevations.
- Final Review – Homebuilders should submit the Final Review package to the LH-ARB administrator. Package to include:
 1. LH-ARB Review Checklist
 2. Detailed 1/4" scale elevation drawings
 3. Site Plan including elevations of finished floor and relationship to neighboring structures.
 4. Landscape Plan including hard and softscape elements.
 5. Color palette recommendations for recommended product.
 6. Material submittals are requested.
- Final Inspection – Prior to third-party closing, homebuilder shall schedule a final inspection with the LH-ARB administrator for compliance purposes.

LH-ARB Review Schedule:

1. Submittals on 1st and 3rd Monday of each month.
2. If submittals are complete, review by LH-ARB on the following Friday.
3. Approval or denial letter to be sent out the following Monday.
4. Final Inspection – Scheduled for Monday and Tuesdays, compliance letter available by Friday.

Residents

LH-ARB for residents should be limited to color changes, exterior modifications, and significant renovations. If there is a question about the applicability of an LH-ARB review, please contact the Property Manager. Depending on the nature of the renovations, the Property Manager will supply the submittal requirements to the resident.

LH-ARB Review Schedule:

1. Submittals on Monday of each week.
2. If submittals are complete, review by LH-ARB on Friday.
3. Approval or denial letter to be sent out the following Monday.
4. Final Inspection – Scheduled for Monday and Tuesdays, compliance letter available by Friday.

Construction Protocol

Homebuilders and Residents

Due to the nature of the Lochlyn Hill community, construction activity will be closely monitored for sensitivity to the neighborhood. Specific requirements include:

- Portable toilets should be provided by builders on construction site.
- On-site materials should be delivered and stored only on site, or on an adjacent lot owned by the homebuilder. Materials should not be delivered and placed in open space or on lots not owned by homebuilders.
- Trash should not accumulate on site. Dumpsters shall be located off of alleys when at all possible.
- Each homebuilder is responsible for their workers and the workers of their subcontractors.
- Construction hours are from 7:00 AM to 7:00 PM. Construction cannot begin on Sundays before 11:00 AM.
- Contractors are responsible for keeping dust to a minimum.
- Contractors are responsible for controlling drainage.
- Construction traffic must use approved construction entrances only.
- Parking should be on-site or on-street and not interfere with U.S. Mail delivery.
- Parking is not allowed in open space.
- Any and all damage is the responsibility of the homebuilder.
- Concrete suppliers and contractors are not allowed to clean equipment in common areas, streets or vacant sites. A central designated concrete clean out site shall be identified by Milestone and used by each builder.
- Use of neighboring hose bibs is prohibited.